

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

**COMMENTS FROM ENGINEERING WILL BE
AVAILABLE AT THE DRC MEETING**

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SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Pivotal Inc/ Best Buy

Case #: 100-R-01

Date: 9-25-01

Comments:

- 1) Fire sprinkler system required at permit.
- 2) Flow test required.
- 3) Fire lane required as per 5211 SFBC.
- 4) Walls at property line must comply with 1807 SFBC. (4 hr wall required)
- 5) Show fire main, hydrants, DDC and FDC on civil plan.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Pivotal, Inc./Best Buy

Case #: 100-R-01

Date: September 25, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Pivotal, Inc./Best Buy

Case #: 100-R-01

Date: 9/25/01

Comments:

1. Sec. 47-21.10 requires that "The first 20' of the yard fronting on those streets subject to the Interdistrict corridor requirement shall be in landscaping." There appears to be a deficiency in this regard.
2. Since there is cross access between this site and the site to the south (the car wash), this site must meet applicable Vehicular Use Area Landscape Code requirements. Provide a plan that shows this. Also, Retroactive Bufferyard requirements may apply.
3. ½ of the required shade trees to be 3" caliber, evenly distributed between interior and perimeter landscape areas. This would indicate 8-3" caliber trees in interior landscape areas that have a minimum 15' landscape area dimension. Revise plans as required.
4. Add rain sensor requirement to irrigation note.
5. Make sure shade trees are at least 15' away from light standards.
6. Recommend using Live Oaks as the street trees rather than the Green Buttonwoods.
7. All Tree Preservation Ordinance requirements apply, including those regarding the guarantee.
8. Make sure there is no conflict between existing trees and proposed trees. Some of the trees appear to be too close. This would also apply to the relocated trees. Also, verify that there is no conflict between the relocated trees and the proposed wall.
9. Verify that all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan.
10. Signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Bruce Chatterton
828-5981

Project Name: Best Buy

Case #: 100-R-01

Date: September 25, 2001

Comments:

Request: Site plan approval for a 30,383 s.f. retail center.

1. In accordance with ULDR Sec. 47-23.8, Waterway Use, proposal requires DRC and Planning and Zoning Board review. In addition, City Commission provision applies within 30 days of approval.
2. Applicant shall provide a text narrative outlining the project's compliance with the criteria set forth in ULDR Sec. 47-25.3, Neighborhood Compatibility Requirements. The narrative is to provide responses point by point in order as listed in the ULDR.
3. In keeping with the Neighborhood Compatibility Requirements, discuss with Planning Representative the potential for moving the proposed building closer to Federal Highway, consistent with the prevailing setbacks of existing buildings on Federal Highway. This reconfiguration might also require a main entrance on the south side of the building and the reconfiguration of parking and loading areas.
4. Strongly recommend presenting proposal to local neighborhood association across the waterway for community input prior to Planning and Zoning Board review.
5. Provide detail of lighting poles (include design, height, color, materials). Provide light shields on all exterior lights to prevent direct glare into residential areas. Additional staff comment may be forthcoming upon submittal.
6. Provide additional architectural ornamentation be applied to all elevations, especially to the west elevation. Consider the wrapping the building in glass on the east and north elevations.
7. Show outlines of adjacent structures on the site plan.
8. Indicate the distance from the subject site's seawall to the seawall on the residential site of the canal. Provide a cross-section that indicates the relationship between the proposed commercial use and the residential neighborhood.

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9. Provide a section and detail for the proposed wall at the western edge of the site.
10. Discuss provision for additional landscaping within rear yard with Landscaping Representative
11. Discuss stacking from Federal Hwy. with Engineering Representative at the meeting.
12. Provide a text narrative that fully describes all operations of the proposed facilities to include but not limited to: service and loading systems, maintenance programs, anticipated hours of operation, security systems, lighting, signage, utility systems and the pedestrian circulation system.
13. Provide a traffic statement that includes the existing traffic count information and the anticipated counts from the proposed retail facilities. Should the total of new trips exceed the one thousand-trip threshold, a traffic study will be required, pursuant to 47-25.2.
14. This project is subject to the requirements of ULDR Section 47-23.9, Interdistrict Corridors. A 20 ft. yard is required on the Federal Highway side of the site. Parking is not allowed within the yard.
15. Discuss the requirement for possible additional dedication of Right of Way on Federal Highway (U.S. 1) as per the Broward County Trafficways plan, with the Engineering Representative.
16. Please provide a copy of the most current recorded plat and any subsequent amendments.
17. Additional comments may be forthcoming.

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Division: Police

Member: C.Cleary- Robitaille

Project Name: Best Buy/Pivotal, Inc.

Case #: 100-R-01

Date: 9-25-01

Comments:

First floor glass should be protected by the use of impact resistant materials.

A perimeter alarm system should be installed on all windows and doorways, particularly overhead doors.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Pivotal, Inc./Best Buy

Case #: 100-R-01

Date: 9/25/01

Comments:

1. In accordance with section 47-23.9 Interdistrict Corridor a twenty (20) foot yard shall be required for any development on property, which abuts Northern Federal Highway between Sunrise Boulevard and the northern city limits. No parking shall be permitted within the required yard.
2. In accordance with section 47-22.3.E detached freestanding signs and pylon signs shall be located a minimum of twenty (20) feet from the property line when the parcel abuts an Interdistrict Corridor right-of-way .
3. Discuss non-opaque gates in precast wall along buffer yard with applicant.
4. Discuss location of loading zone, trash compactor and car stereo installation with Planning representative. Provide a narrative outlining the business operation, hours for deliveries, car stereo installations and compactor use, etc.
5. Provide a copy of the cross access agreement prior to final DRC review.
6. In accordance with section 47-22.4.A.1, one (1) street and one (1) or more vehicle travelways a maximum of three (3) signs, no more than 1 being a freestanding sign.
7. Photometric lighting plan shall be required to show the footcandle values at the residential property lines in accordance with section 47-20.14.
8. Additional comments maybe forthcoming at DRC meeting.